



215 Tyburn Road, Erdington, Birmingham B24 8NB  
Tel: 0121 250 2147 Fax: 0121 250 2148  
[www.abbeyland.co.uk](http://www.abbeyland.co.uk)

**TO LET**

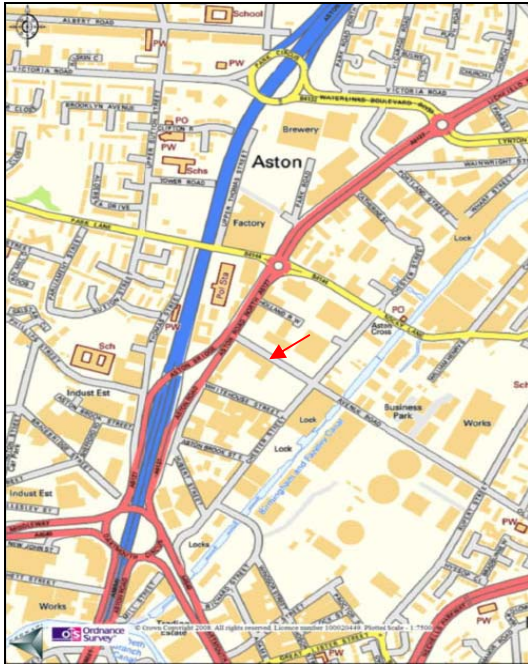
**High Tech Business Units  
Avenue Road  
Aston  
Birmingham B6 4DY**



**1,500 sq ft Ground Floor  
1,500 sq ft First Floor**



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## LOCATION

Located on Avenue Road which is accessed from the A5127 Aston Road North. The Lichfield Road provides access via Waterlinks Boulevard to the A38 Aston Expressway one mile to the north and the City's middle ring road is one mile south.

## DESCRIPTION

3,000 sq ft business units with ground and first floor (1,500 sq ft per floor, gross internal area). The units have a high tech appearance with a modern curved roof and high quality glazing. Each unit has tiled toilet facilities, electric heating on the first floor and lighting throughout. The floor to ceiling slab height on the ground floor is 11 ft and loading access is via a glazed folding door. There is a separate glazed personnel door which leads onto the lobby for the staircase to the first floor.

## SECURITY / ALARMS

The estate is fully secure with perimeter security fencing, two electrically operated gates and monitored CCTV. The unit has a NACOSS approved burglar alarm and a fire alarm system on both floors.

## PARKING

Six parking spaces are available.

## TENURE

Available immediately on a 3 year easy to understand, quick to complete 'Easilease', a copy of which can be obtained at [www.abbeyland.co.uk](http://www.abbeyland.co.uk)

Longer terms of occupation are also available with the option to take a traditional lease.

## RENTAL

£25,000 per annum, payable monthly.

## RATES PAYABLE

Payable to the Local Authority approx. £9,000 per annum

## PLANNING

The units have planning permission under use classes B1 (Light Industrial), B2 (General Industrial), and B8 (Warehousing). The properties may be suitable for other uses subject to planning consent.

## AVAILABILITY

The property is available immediately.

## VIEWINGS

Contact Roger Murphy on  
0121 250 2146 or 07880 733590  
Email: [Roger@abbeyland.co.uk](mailto:Roger@abbeyland.co.uk)